

**ALTERNATIVE 1: ADOPTION OF THE CURRENT INTERIM REGULATIONS
REGARDING PORTABLE SIGNS AS PERMANENT REGULATIONS,
WITH MINOR CHANGES CONCERNING HOURS OF DISPLAY
AND BANNERS**

The first alternative is to adopt the current interim regulations on portable signs as permanent regulations. If the Planning Commission and City Council choose this alternative, the City staff would like to propose two minor changes. First, members of the code enforcement staff have found it difficult to enforce the current provision limiting the hours during which commercial, real estate, and construction portable signs may be displayed to the period between 8:00 a.m. and 5:00 p.m. Staff would suggest that this provision be revised to allow portable commercial signs to be displayed whenever the commercial establishment open for business, to allow real estate signs to be displayed whenever there is an open house, and to allow construction signs to be displayed during the hours in which construction activity can take place under the City's noise ordinance. Second, staff members have received a number of questions regarding banners and would suggest that language regarding banners be made more explicit. With these changes, Alternative 1 would make the following revisions to the Redmond Community Development Guide:

A. Amend Section 20D.160.10-090(3) to read as follows:

20D.160.10-090 Prohibited Signs.

The following signs are prohibited:

....

- (3) Portable signs. Portable signs not meeting the requirements of RCDG 20D.160.10-060 are prohibited. This prohibition includes, but is not limited to, portable reader boards, signs on trailers, banners, and sandwich boards.

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B. Amend Section 20D.160.10-060 to read as follows:

20D.160.10-060 Permitted Temporary Signs.

Temporary signs, exempt from RCDG 20D.160.10-050 unless otherwise provided, are permitted in any zoning district subject to the following requirements:

- (1) Portable commercial, real estate and construction signs. Portable signs advertising construction project sites, business locations, and the sale or lease of commercial or residential premises are permitted only as follows:
 - (a) Number. No more than one (1) portable commercial, real estate or construction portable sign shall be allowed for each business location, construction project site, or real estate unit offered for sale or lease. PROVIDED, that a maximum of one portable sign shall be allowed for

any multi-unit residential apartment complex notwithstanding the number of rental units therein currently available for lease.

- (b) **Size.** Commercial, real estate and construction portable signs shall not exceed six square feet per sign face, and no such sign shall contain more than two sign faces. Commercial, real estate and construction portable signs shall not exceed six feet in height, measured from the pre-existing ground level to the top of the sign.
 - (c) **Location.** No commercial, real estate or construction portable sign shall be located within vehicle lanes, bikeways, trails, sidewalks or median strips. No commercial, real estate or construction portable sign shall block driveways or be affixed to utility poles, fences, trees or traffic signs. No commercial, real estate, or construction portable sign shall be strung between trees.
 - (e) **Festoons prohibited.** The use of balloons, festoons, flags, pennants, lights or any other attached display on a commercial, real estate or construction portable sign is prohibited.
 - (f) **Animation prohibited.** No commercial, real estate or construction portable sign shall be displayed while being rotated, waved, or otherwise in motion.
 - (g) **Duration.** Commercial portable signs may be displayed only during the hours when the commercial establishment to which they relate is open for business. Real estate portable signs may be displayed only during the hours when the real estate to which they relate is the subject of an open house or when a complex manager is available to show the unit. Construction portable signs may be displayed only during the hours in which construction activity is permitted on the premises under RCDG 20D.100.10-050.
- (2) **Major Land Use Action Notice.** Where required by RCDG Title 20F public notice signs which describe proposed major land use actions and public hearing dates are permitted. The sign or signs shall comply with the standards contained in RCDG Title 20F.
 - (3) **Political Signs.**
 - (a) **On-Premises Signs.** On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premises political signs shall comply with the dimensional and locational requirements of the sign district in which located.
 - (b) **Off-Premises Signs.**

- (i) Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. In parking strips and public rights-of-way where the placement of a political sign may be fairly attributed to an neighboring property owner, permission of that owner must first be obtained prior to placement. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property not part of the public right-of-way, relevant City departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.
- (ii) Size/Spacing. Political signs shall not exceed six square feet in size. No political sign may exceed six feet in height, measured from the pre-existing ground level to the top of the sign.
- (iii) Removal of Election Signs. Off-premises political signs shall be removed within seven days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and shall be punishable as such. In the event that City personnel are required to remove signs from public rights-of-way after expiration of the time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted and shall be collected in addition to any other penalty applicable to failure to remove the sign.
- (iv) Public Works Projects. The Public Works Department may remove signs from public rights-of-way in order to conduct periodic maintenance activities. Signs removed for this purpose may be picked up at the City's Maintenance and Operations Center and returned to their prior location if still within the removal deadline. The Public Works Department may permanently remove political signs from public rights-of-way for the purpose of carrying out major public works projects. Political signs removed for this purpose will be held and made available for pick up at the City's Maintenance and Operations Center until 14 days following the next occurring election.
- (v) Removal of Signs in Disrepair. The Public Works Department may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over or in any other state in which its message has ceased to be readable or legible.

- (vi) Notification. Persons interested in locating off-premises political signs within the City shall first notify the City Clerk of their intent to do so and obtain a copy of the City's political sign regulations.
- (4) Temporary Window Signs. Temporary window signs shall not be included in the sign area for each facade, provided that such signs do not exceed the smaller of a total of 50 square feet or 10 percent of the window area.
- (5) Signs on Kiosks. Temporary signs on kiosks are permitted but the signs shall not exceed four square feet in area.
- (6) Temporary Uses and Secondary Uses of Schools, Churches, or Community Buildings. Temporary signs relating directly to allowed temporary uses under these regulations and secondary uses of schools, churches, or community buildings may be permitted for a period not to exceed the operation of the use. The signs need not be processed through the Design Review Board and are subject to the following requirements:
 - (a) Signs must be portable in nature.
 - (b) No more than one on-premises sign and one off-premises sign shall be permitted per temporary use, except by virtue of having been in consistent operation prior to the existence of this chapter, and due to the fact numerous individual operators participate in the operation, the open air crafts and farmer's market, commonly known as the Saturday Market, shall be allowed two on-premises signs in addition to one off-premises sign.
 - (c) No sign shall exceed six square feet per sign face.
 - (d) Maximum sign height shall be six feet measured from the pre-existing ground level to the top of the sign.
 - (e) Signs shall not be portable readerboard types, electrical or neon. Only indirect lighting is allowed.
 - (f) Sandwich board or "A" board signs may be used in compliance with this subsection, Temporary Uses and Secondary Uses of Schools, Churches, or Community Buildings, provided they are used only during the days the temporary or secondary use occurs and are removed after the use ceases for each day.
 - (g) Signs shall be secured with an approved tie down.
 - (h) Signs shall be approved by the Planning Director before they are used. If a temporary use permit is required, this review shall take place as part of the temporary use application decision.

C. Amend the Definition of “Political Sign” in RCDG 20A.20.160 to read as follows:

20A.20.160 “P” Definitions.

Political Sign.

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A sign which exclusively and solely advertises a candidate or candidate’s public elective office, a political party, or promotes a position on a public, social, or ballot issue.

D. Amend Section 20D.160.10-050 to read as follows:

20D.160.10-050 Sign Requirements per Zoning District.

The chart entitled “Sign Requirements per Zoning Districts” establishes sign type, area, height and location requirements for the various zoning districts and is incorporated as a part of this section.

Signs	Zoning Districts				
	GC; CB; CC-3; CC-4; CC-5; GDD, ODD, DD; Convenience Commercial Cluster	CC-1; CC-2; NC; MP; I; BP; OV R-20; R-30	Nonresidential in A; UR; RA-5; R-1 - R-18; CC-6	Single- Family Residential in A; UR; RA-5; R-1 - R-18; CC-6	Multi- Family Residential in A; UR; RA-5; R-1 - R-18; CC-6
Number of Signs					
Maximum Number of Freestanding or Projecting Signs per Street Frontage per Establishment*	1	1	1	1**	1**
Freestanding Signs					
Minimum Setback (feet)	5	5	10	6	6
Maximum Height (feet)	A height equal to the sign setback up to 10 feet	A height equal to the sign setback up to 10 feet	10	6	6
Maximum Size per Sign Face (square feet)	The smaller of 1% of the average gross floor area or 1 sq. ft. per 4 feet of street frontage where the sign is to be placed up to a maximum of 75 sq. ft.; but in any event, 25 sq. ft. is permitted	The smaller of 1% of the average gross floor area of 1 sq. ft. per 4 feet of street frontage where the sign is to be placed up to a maximum of 50 sq. ft.; but in any event, 25 sq. ft. is permitted.	25	6	32
Maximum Number of Sign Faces	4	4	2	2	2
Wall Signs					
Maximum Area	The larger of 15%	The larger of 30	60		

(square feet)	of the façade to which attached or 60 sq. ft. up to a maximum of 300 sq. ft.	sq. ft. feet or 15% of the façade to which the sign is attached up to a maximum of 100 sq. ft.			
Maximum Height (feet)	Top of the wall or façade to which attached	Top of the wall or façade to which attached	20		

Projecting Signs					
Maximum Area per Sign Face (sq. ft.)	15	15	25		
Maximum Area Total All Sign Faces (sq. ft.)	30	30	50		
Maximum Height (feet)	Top of the wall or façade to which attached	Top of the wall or façade to which attached	20		
Note: Individual businesses in multiple building complexes not permitted to have freestanding signs.					

* For single-family residential sites, an establishment shall be comprised of an individual single-family lot. For multi-family residential sites, an establishment shall be comprised of a multiple-family complex.

** Allowed only for premises devoted entirely to residential uses. Signs must relate solely to on-premises activity, including but not limited to sales of the underlying premises. No permit shall be required for such signs. Nothing herein shall be construed as authorizing the display of signs otherwise prohibited under applicable provisions of this code, including but not limited to home occupation signs.

**ALTERNATIVE 2: ADOPTION OF NEW REGULATIONS REGULATING
COMMERCIAL, REAL ESTATE, AND CONSTRUCTION
SIGNS BY ZONING DISTRICT**

The second alternative is to regulate the number of portable commercial, real estate, and construction signs by zoning district. Under this alternative, everything set forth above under Alternative 1 would be included, except that the number of portable commercial, real estate and construction signs would vary depending upon which of three groups of zoning districts the property that was the subject of the sign was located in. The three groups of zoning districts would be: Commercial (UR, CC, RC, NC, GC, OV, BP, MP, and I); Low and Low-Moderate Density Residential (RA-5, R-1, R-2, R-3, R-4, R-5, R-6, and R-I), and Moderate/High Density Residential (R-8, R-12, R-18, R-20, and R-30). The number of portable commercial, real estate, and construction signs allowed would be different for each of these groups. The basis for differentiating between these three groups of zones is the amount of signage currently allowed on each parcel within the various zones and the potential increase in sign clutter and driver distraction from allowing more signage. Zones with less intense uses and less currently allowed signage can absorb more portable signs without causing significant sign clutter and without providing significant driver distraction. Zones with higher intensity uses that already have a significant amount of signage would suffer even more sign proliferation if all those of intense uses were allowed additional portable signs and that proliferation would lead to more sign clutter and more driver distraction. Under Alternative 2, everything set forth in Alternative 1 would be included, except that Subsection 20D.160.10-060(1)(a) relating to the number of portable commercial, real estate, and construction signs would be revised to read as follows:

- (a) Number. The number of portable commercial, real estate, and construction signs allowed shall be as follows:
 - (i) In UR, CC, RC, NC, GC, OV, BP, MP, and I zoning districts, no more than one (1) portable commercial, real estate or construction sign shall be allowed for each business location, construction project site, or real estate unit offered for sale or lease.
 - (ii) In RA-5, R-1, R-2, R-3, R-4, R-5, R-6, and R-I zoning districts, no more than three (3) portable commercial, real estate or construction portable signs shall be allowed for each business location, construction project site, or real estate unit offered for sale or lease.
 - (iii) In R-8, R-12, R-18, R-20, and R-30 zoning districts, no more than one (1) portable commercial, real estate or construction portable sign shall be allowed for each business location, construction project site, or real estate unit offered for sale or lease. PROVIDED, that a maximum of one portable sign shall be allowed for any multi-unit residential apartment or condominium

complex notwithstanding the number of rental or dwelling units therein currently available for sale or lease.

**ALTERNATIVE 3: REGULATE THE NUMBER OF PORTABLE SIGNS BY
THE PERMANENT OR TEMPORARY NATURE OF THE
COMMERCIAL ACTIVITY**

The third alternative is to regulate the number of portable signs allowed for commercial, real estate, and construction signs according to whether the activity to which the sign relates is “permanent,” i.e., operated at a fixed location with an indefinite duration, or “temporary,” i.e., of a limited, temporary duration and at a permanent or shifting location. The idea behind this alternative is that permanent businesses are allowed to and most often have permanent signage that enables consumers to locate the business while temporary businesses ordinarily do not have such signage and are therefore more difficult to locate. Alternative 3 would be identical to Alternative 1 except that 20D.160.10.060(1)(a) would be changed to read as follows:

- (a) Number. The number of portable commercial, real estate, and construction signs allowed shall be as follows:
 - (a) For commercial activity of a permanent nature, i.e., activity conducted at a fixed location with an indefinite duration, no more than one (1) portable commercial, real estate or construction sign shall be allowed for each business location, construction project site, or apartment or condominium complex at which units are offered for sale or lease.
 - (b) For commercial activity of a temporary nature, i.e., activity of a limited, temporary duration conducted at a permanent or a shifting location, no more than three (3) portable commercial, real estate, or construction signs shall be allowed for each business location, construction project site, or real estate unit offered for sale or lease.